

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,  
County of Greenville

We, Virgil L. Gustason and Selma G. Gustason, of Greenville County, South Carolina

WHEREAS, we the said Virgil L. Gustason and Selma G. Gustason

in and by our certain promissory note in writing, of even date with these presents are ~~well and truly indebted to~~ Canal Ins. Co. IN-  
SURANCE COMPANY, ~~of Greenville, South Carolina~~ of Greenville, S. C. in the further sum of Thirty-five Hundred  
& No/100 (\$3,500.00) DOLLARS, to be paid at Greenville, S. C., together with interest thereon from date  
hereof until maturity at the rate of four (4%) per centum per annum, said principal and interest being payable in monthly  
installments as follows:

Beginning on the 1st day of June, 1946 and on the 1st day of each month  
of each year thereafter the sum of \$ 21.21, to be applied on the interest and principal of said note, said payments to continue up to in-  
cluding the 1st day of May, 1966, and the balance of said principal and interest to be due and payable on the 1st day of May  
19 66 the aforesaid monthly payments of \$ 21.21 each are to be applied first to interest at the rate  
of four (4%) per centum per annum on the principal sum of \$ 3,500.00 or so much thereof as shall, from time to time, remain unpaid  
and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment  
of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the  
rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant  
contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and fore-  
close this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it  
should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the  
hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per  
cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said Virgil L. Gustason and Selma G. Gustason  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Canal  
ANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

the said Virgil L. Gustason and Selma G. Gustason of hand well and truly paid by the said Canal  
COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these  
Presents do grant, bargain, sell and release unto the said Canal INSURANCE COMPANY.

Canal Insurance Company, its successors and assigns:

All that certain lot of land situate, lying and being in Greenville County,  
South Carolina, on the West side of Maco Street, known and designated as Lot No. 28-A of  
property of Central Realty Corporation, according to a plat of said property made by Pickell  
& Pickell, Engineers, dated March 13, 1946, and recorded in the R. M. C. Office for said  
Greenville County in Plat Book P, at page 51, having according to the said plat the following  
metes and bounds, to wit:

BEGINNING at a point on the West side of said Maco Terrace, joint corner of lots Nos. 28-A  
and 29-A, and running thence with the West side of Maco Terrace, N. 36-05 W. 55 feet to a  
point, joint corner of lots Nos. 27-A and 28-A; thence with the joint line of said lots Nos.  
27-A and 28-A, S. 54-03 W. 145 feet to a point, joint rear corner of said lots Nos. 27-A and  
28-A; thence S. 36-05 E. 55 feet to a point, joint rear corner of lots Nos. 28-A and 29-A;  
thence with the joint line of said lots Nos. 28-A and 29-A, N. 54-03 E. 145 feet to the point  
of beginning on the West side of Maco Terrace.

*For Assignment See R. E. M. Book 347, Page 190.*

V.L.G. S.G.G.

THE MORTGAGOR COVENANTS AND AGREES that with the monthly payment of principal and interest  
he will pay to mortgagee a pro rata portion of the tax assessments and insurance premium next  
to become due, as estimated by the mortgagee, and further agrees to pay on demand such further  
sums as may be necessary to pay said annual charges when actually determined. Moneys so held  
shall not bear interest, and upon default may be applied by mortgagee on account of the  
mortgage indebtedness.